



2018 Report of the Property Assessment Appeal Board

Karen Oberman, Interim Chair

Camille Valley, Board Member

Mission

To serve Iowans by establishing a consistent, fair, and equitable property assessment appeal process.

Background

Created in 2005, the Property Assessment Appeal Board (PAAB) serves as a valuable resource for Iowa's taxpayers and provides an efficient, fair, and cost-effective means for taxpayers to appeal property assessments. PAAB is statutorily authorized to conduct hearings on property assessments throughout the State of Iowa and has the authority to change the value or legal classification of property. PAAB is a board independent of the Department of Revenue, the local boards of review, and the county assessors. As a result, it serves as a neutral arbiter of property assessment disputes.

Board Membership

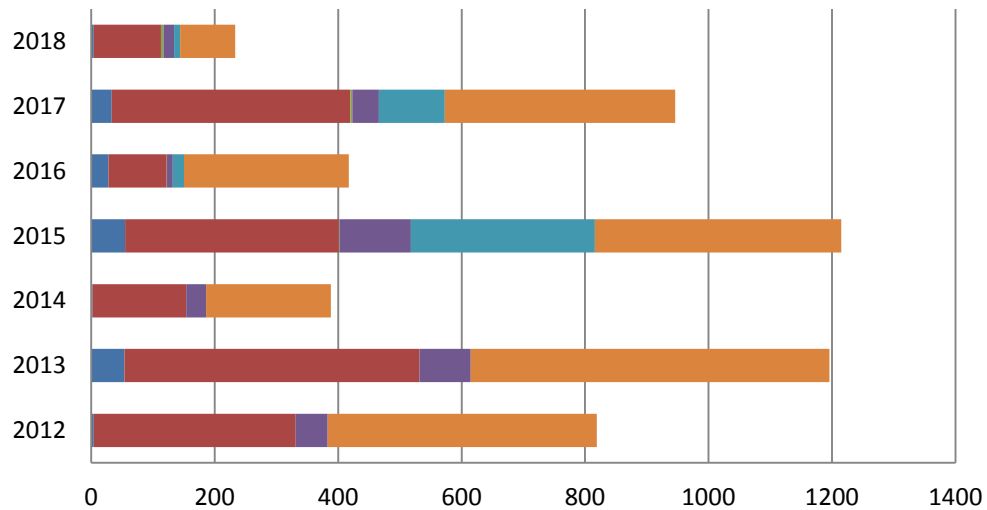
There are three members of PAAB, appointed by the governor for staggered six-year terms and subject to confirmation by the Iowa Senate. Each member of PAAB shall be qualified by virtue of at least two years' experience in the area of government, corporate, or private practice relating to property appraisal and property tax administration. At the present time, one member is an appraiser and one is an attorney. There is currently one vacancy on the board that, by statute, should be filled by an appraiser. No more than two members may be from the same political party.

Since the 2011 assessment year, PAAB cases have resulted in more than \$1.05 billion in assessment modifications, saving taxpayers an estimated \$50.5 million in property taxes.



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Parcels Appealed by Classification Per Year



	2012	2013	2014	2015	2016	2017	2018
■ Agricultural	4	54	2	55	28	33	4
■ Commercial	327	478	152	346	94	387	109
■ Dual-class				1	1	3	4
■ Industrial	52	83	32	116	9	43	17
■ Multi-residential				298	18	107	10
■ Residential	436	581	202	399	267	373	89

Appeal Dispositions 2013-2018

Year	Affirmed	Modified	Dismissed	Settled	Withdrawn	Open
2013	29.62%	4.08%	6.32%	37.60%	22.38%	0.00%
2014	14.83%	1.02%	8.95%	30.43%	44.76%	0.00%
2015	26.16%	4.01%	13.87%	28.35%	27.62%	0.00%
2016	30.00%	3.18%	12.27%	28.18%	21.36%	5.00%
2017	21.25%	3.17%	8.67%	27.17%	25.69%	14.06%
2018	6.87%	0.43%	5.58%	11.59%	6.87%	68.67%

Goals and Highlights

- Leverage technology to improve efficiency and efficacy of appeal process.
 - One of the first in the nation to do so, PAAB offers a fully-integrated electronic filing system for assessment appeals. In 2018, nearly 76% of PAAB appeals were filed electronically.
- Resolve assessment appeals in a timely and fair manner.
 - As of January 2, 2019,
 - 86% of 2017 appeals were closed and 46% of the remaining cases have a scheduled hearing date.
 - 21% of 2018 appeals have a hearing date scheduled and another 26% are already closed.

2017 Statutory Amendments

- 2017 Iowa Acts Ch. 151 (HF 478) amended certain statutory provisions affecting PAAB and the appeal process, including the following:
 - Permits an appellant to raise new grounds under Iowa Code section 441.37 in an appeal to PAAB.
 - Gives a successful property owner/taxpayer before PAAB the right to select a refund of prior taxes paid or a credit toward future tax payments
 - Increases time to file judicial review action from PAAB decision from 20 to 30 days.
 - Modifies the burden of proof
 - If the property owner/taxpayer offers competent evidence the property's market value is different than the assessment, the burden of proof shifts to the officials seeking uphold the assessment.
 - Strikes and modifies language regarding the grounds for protesting an assessment in section 441.37, including adding a claim of 'misconduct'.
- PAAB adopted rules implementing these statutory changes in November 2017 (ARC 3430C).
- These statutory and rule changes first applied to appeals filed in 2018.

PAAB in the Courts

- Currently PAAB is involved with four judicial review actions throughout the State with two pending before the appellate courts.
- In 2018, Iowa district courts issued seven rulings on judicial review actions from PAAB.
 - The courts affirmed PAAB's ruling in five cases. In two cases, the court affirmed-in-part and remanded to PAAB for additional proceedings.



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